



HOME OCCUPATIONS (17.04.240)

HOME OCCUPATION:

Any commercial activity, whether for profit or non-profit, conducted within a dwelling unit or accessory garage.

ACCESSORY USE:

A use which is subordinate to, clearly incidental to, customarily in connection with, and ordinarily located on the same premises as the permitted use. Home occupations which meet the criteria set out in subsection 17.04.240(A) shall be considered an accessory use to a residence in all districts.

CRITERIA:

Home occupations may be conducted accessory to a dwelling unit in any district as an accessory use only if the following criteria are met:

1. City and State sales tax licenses must be obtained if sales taxable by the City or State sales taxes are to be made.
2. The occupational activity and storage of any items used or sold in the occupation must be entirely within the dwelling unit or accessory garage. Neither the occupation nor any storage may be conducted within or utilize any detached buildings or other place upon the premises other than the residence or accessory garage.
3. Only the residents of the dwelling unit may be engaged in the home occupation.
4. No unreasonable noise, glare, smoke, dust, vibration or odor shall be observable off the premises.
5. The home occupation activity shall not utilize or occupy more than twenty percent (20%) of the floor area of the dwelling unit and accessory garage combined.
6. No exterior sign larger than 10 square feet in size shall be allowed in the A-1, R-R, R-1, R-1A, or MHR Districts. Signs in other districts shall comply with applicable sign regulations.
7. Off-street parking shall be required for both the residential and the commercial activity in accordance with the requirements of Section 17.04.230.